

**MEETING AGENDA  
CITY OF PLEASANT HILL  
ARCHITECTURAL REVIEW COMMISSION**

**August 1, 2013  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: JOHN HART**

**VICE CHAIR: JILL BERGMAN**

**MEMBERS: THOR SCORDELLIS, GEORGE CORRIGAN, RICHARD STANTON**

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at [www.pleasant-hill.ca.us](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

**MINUTES**

[June 20, 2013](#) and [July 11, 2013](#)

**PUBLIC HEARINGS**

1. PLN 13-0156, VALLEY PROPERTY NEW SINGLE FAMILY RESIDENCE - 1900 BUTTNER ROAD (Continued from July 11, 2013) (20 minutes)

[Staff Report](#)  
[Attachments A – C](#)  
[Attachment D](#)

Public hearing for an Architectural Review permit to consider approval of an architectural review permit for a new 4,346 square foot two-story single family home (3,508 square feet of living space, 748 square feet of garage area, and 90 square feet of

covered porch). The proposed lot coverage would be 14%, where the maximum allowed is 30% and the proposed floor area ratio (FAR) would be .18 where the maximum allowed is .40. Assessor's Parcel Number 164-052-001.

CEQA Determination: Categorically Exempt (Class 3, New Construction or Conversion of Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

2. PLN 13-0187, ADDENMATTEN NEW SINGLE FAMILY RESIDENCE - 1941 BUTTNER ROAD (20 minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing for an Architectural Review permit to consider approval of an architectural review permit for a new 3,278 square foot two-story single family home (not including a 768 square foot attached 3-car garage and a 432 square foot detached garage). The project also includes a 103 square foot covered front porch area and new landscape improvements for the front yard. Assessor's Parcel Number 164-051-020

CEQA Determination: Categorically Exempt (Class 3, New Construction or Conversion of Small Structures).

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

3. ARC 10-016 & S 11-001, OASIS CHRISTIAN FELLOWSHIP CHURCH EXPANSION – 12-MONTH TIME EXTENSION, 2551 PLEASANT HILL ROAD (5 Minutes)

[Staff Report](#)  
[Exhibit A-2](#)  
[Exhibit B-2](#)  
[Exhibits C-2 and D-2](#)

Public hearing to consider a request by the property owner for a second 12-month time extension of Architectural Review Permit ARC 10-016 and Sign Permit 11-001. The project includes expanding the existing facility, site improvements (parking lots, grading and landscaping) and a new freestanding sign. The subject site is located at 2551 Pleasant Hill Road. Assessor's Parcel Number's: 164-030-005 & 008.

More specifically the project includes the following:

1. Demolish and remove an existing circular building that is located to the north of the existing two-story portion of the church and construction of a new 7,231 square foot two-story addition to the north of the remaining existing building (the expansion has since been reduced in size to 4,731 square feet);

2. Expand the existing parking lot on the west end of the site and construct a new parking lot on the eastern end of the site for a combined capacity of 68 parking spaces and install drainage improvements and add new landscaping within the parking lots, around the building and on the periphery of the parking lots;
3. Install a new 5' 2" tall freestanding sign at the corner of Taylor Boulevard and Pleasant Hill Road.

CEQA Determination: Categorically Exempt, Class 1 and 32 (Existing Facilities, Infill Development Projects).

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

4. PLN 13-0120, IRVIN DEUTSCHER FAMILY YMCA – EXPANSION, ARCHITECTURAL REVIEW PERMIT, 350 CIVIC DRIVE (20 Minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider a request by the property owner for an Architectural Review Permit PLN 13-0120. The proposed project includes relocating and expanding the existing approximate 2,250 square foot pool to approximately 6,300 square foot pool, relocate the existing sport courts and remove one of the two sport courts and construct a new 830 square foot building addition. The subject site is located at 350 Civic Drive. Assessor Parcel Number: 153-050-066.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities).

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on August 15, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.